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EASTHAM PLANNING BOARD
MEETING MINUTES

Earle Mountain Room
October 20, 2021, 5:00 pm

Members present: Dan Coppelman, Peter Weston, Davis Hobbs, Craig Nightingale, Brian Early, Joseph Manas, William Craig, & Jim Kivlehan

Members absent:

Staff present: Paul Lagg, Community Development Director & Kayla Urquhart, Administrative Assistant

Dan Coppelman opened the meeting at 5:00 pm, and stated the meeting was being recorded.

Case No. PB2021-12 – (continued form 9/15/21) 0 K Street, Map 23, Parcel 42. Frank and Linda Noto (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.4 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to construct a new single-family dwelling in District F greater than 200 sf. Vote may be taken.

Coppelman explained this application was incomplete, and no new plans have been submitted. The applicants contacted Paul Lagg and requested a continuance.

MOTION by Jim to continue PB2021-12 to 11/17 as requested, **seconded** by Craig .
In favor: Coppelman, Weston, Hobbs, Nightingale, Manas, Craig, & Kivlehan
Opposed: None
The VOTE: 7-0
Motion passed - Unanimous

Case No. PB2021-14 – 10 Cliff Road, Map 18, Parcel 47. Bruce Sanders (Owner) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10 (Site Plan Approval – Residential) to demolish an existing garage and construct a new carriage house on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken

Owner, Bruce Sanders was present, in addition to project representatives were present. The project scope was explained, and project representatives presented site plans to the Board. Which included; explaining the location of the proposed garage, driveway and walking paths, landscaping plan including; creating a natural setting, providing a buffer and restoring site to pre-development stages. The proposed location of the garage has been moved back past the setback requirements, and parking has been reduced.

There was a lengthy discussion between the Board and project representatives on the concern for re-grading the property below the 30ft contour. Coppelman expressed there is not enough

justification from the applicates for grading on the West of the property. The only need for the re-grading is to accomplish the homeowner's vision.

Kivlehan raised the concern for the bedroom count, and Board of Health review/approval. It was explained the Carriage House will have a playroom and gym. There was also conversation regarding an abutters well being to close to the Sanders leech field. The agreement was that the Sanders would pay for the abutters to be hooked up to Town water, and the well would only be used for irrigation. The project has been presented to the Board of Health and has been continued, communications from the BOH will be provided to the Planning Board prior to the next meeting. Kivlehan has requested visual external plans for the next meeting to have a better idea of how the house will look in the community.

Hobbs brought up the landscaping and referred to the Conservation Committee expectations – and the current proposed landscape are non-native to this area. The representative explained that within the required buffer zone all plants are approved with Conservation. Hobbs expressed that even outside of the buffer zone all plants should be native.

Coppelman raised concerns on lightening on the second story and buffers. Representatives explained there is significant plantings proposed to reduce the glow factor.

Due to technical difficulties the ZOOM link was not made public, therefore the meeting will not be closed to public comment. Coppelman also asked for alternatives for the grading of the property, landscaping plans and glass located on the second story.

MOTION by Weston to continue PB-2021-14 to 11/17, **seconded** by Manas.
In favor: Coppelman, Weston, Hobbs, Nightingale, Manas, Craig, & Kivlehan
Opposed: None
The VOTE: 7-0
Motion passed - Unanimous

Update on Zoning Task Force activities

Paul Lagg explained that the Select Board has appointed a Zoning Task Force and Jim Kivlehan as Planning Board representative. There were several items listed by the Select Board and prioritizing items, including changes to the Zoning bylaw, open space residential bylaw, conversion of motels/cottage colony's for residential use and duplex development. This update was provided due to the involvement of the Planning Board. Paul gave a quick overview; the town has outlined an aggressive schedule and hope to have items for vote at Town Meeting in May. Coppelman expressed two items he would like the task force to explore: tree cutting ordnance and architectural review. Lagg expressed that there is interest in modifying the review process, including architectural review. Lagg also commented that tree clearing is prohibited in the DCPC Commercial Zone, Planning Board members are interested in extending this to residential and ask the task force to explore it.

Review and approve previous meeting minutes

Changes were presented for all three sets of minutes: including removing Craig and Early from the July minutes, changing Sparrowhawk to one word in the August and removing Craig from voting on September.

Any other business that may come before the Board. Votes may be taken.

Jim Kivlehan raised the topic of application requirements, and that seeing digital renditions of the property would allow Board members to make a more informed decision.

MOTION by Jim to explore application requirements; including digital renditions, **seconded** by Weston .
In favor: Coppelman, Weston, Hobbs, Nightingale, Manas, Craig, & Kivlehan
Opposed: None
The VOTE: 7-0
Motion passed - Unanimous

The open meeting portion adjourned at 6:30 pm.

MOTION by Coppelman to approve adjournment of the open meeting, **seconded** by Jim .
In favor: Coppelman, Weston, Hobbs, Nightingale, Manas, Craig, & Kivlehan
Opposed: None
The VOTE: 7-0
Motion passed - Unanimous

Respectfully submitted as prepared by Kayla Urquhart

Dan Coppelman, Chair